

Bear Creek Citizen Advisory Committee

July 2009

Why Plan for Housing?

- ∞ Growth Management Act
- ∞ Countywide Planning Policies
 - 41% of all new housing should be affordable to households earning 80% or less of King County Median Income
 -
- ∞ Address Local Needs

GROWTH MANAGEMENT ACT

Requires each jurisdiction's Comprehensive Plan to include a Housing Element that

- (a) Includes an inventory and analysis of existing and projected housing needs...
- (b) Identify sufficient land for housing, including, but not limited to, government-assisted housing, housing for low income families, manufactured housing, multifamily housing, and group homes and foster care facilities
- (c) Make adequate provisions for existing and projected needs of all economic segments of the community. (RCW 36.70A.070)

GROWTH MANAGEMENT ACT Countywide Planning Policies

- The housing growth allocation to each sub-region proportionate to employment growth allocation.
- All jurisdictions provide for a diversity of housing types to meet a variety of needs and provide for housing opportunities for all income levels.
- Each jurisdiction will establish housing goals for low and moderate income households based on projected overall housing growth.

PLANNING FOR HOUSING NEEDS

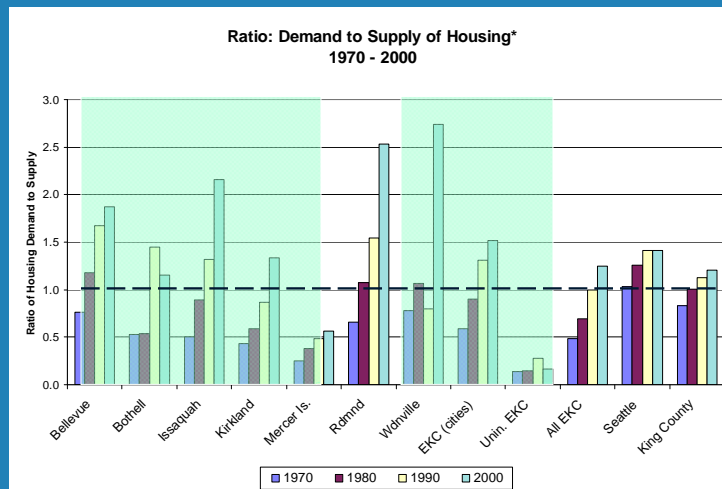
LOCAL AND REGIONAL EMPLOYMENT

- Amount of employment
 - Income of Employees
- (Affordable Housing Targets mirror normal income profile:
 20+% at < 50% median income
 17 % at 50% - 80% median income

DEMOGRAPHIC PROFILE OF COMMUNITY

RESIDENTS WITH SPECIAL NEEDS

Housing Needs Jobs & Housing Balance



2009 AFFORDABILITY GUIDELINES

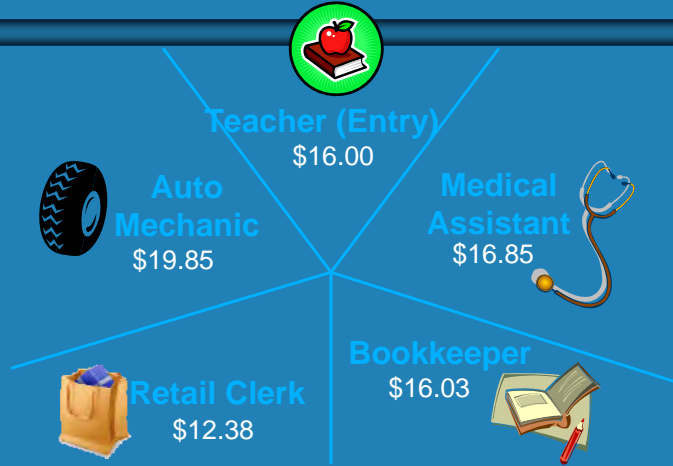
	STUDIO (1 Person)	1-Bedroom (2 Person)	3-Bedroom (4 Person)
LOW INCOME 50% of Median Income			
Household Incc \$	29,505	\$ 33,720	\$ 42,150
Rental \$	701	\$ 787	\$ 961
Owner *	\$ 91,450	\$ 103,950	\$ 128,950
MODERATE INCOME 80% Of Median Income			
Household Incc \$	47,208	\$ 53,952	\$ 67,440
Rental \$	1,143	\$ 1,293	\$ 1,593
Owner *	\$ 160,550	\$ 182,900	\$ 227,650
MEDIAN INCOME 100% Of Median Income			
Household Incc \$	59,010	\$ 67,440	\$ 84,300
Owner *	\$ 201,050	\$ 229,200	\$ 285,550

Housing Affordability

∞ Housing is considered affordable when less than 30% of income spent on housing expenses.

- For Ownership, includes mortgage, insurance, homeowners dues
- For rental, includes rent and utilities.

East King County residents making less than \$20.00 per hour

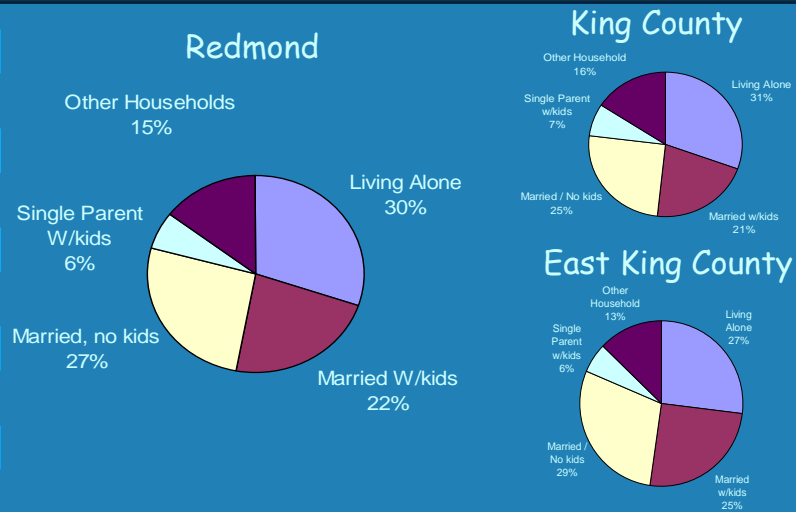


SOURCE: Seattle-Bellevue-Everett MSA Wage Estimates for March 2005
ARCH

Creating Opportunity, Community and Housing



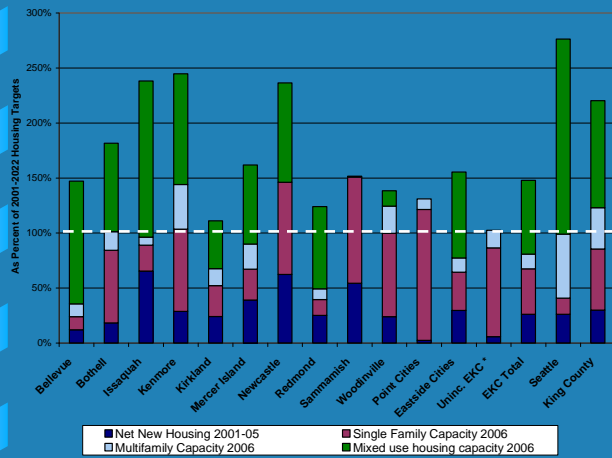
Housing Needs Demographic Trends



HOUSING SUPPLY

- PROFILE OF HOUSING
- WHAT IS THE RELATIVE AFFORDABILITY OF EXISTING HOUSING.
- OUTCOMES RELATIVE TO THE OBJECTIVES/GOALS ESTABLISHED THROUGH THE GROWTH MANAGEMENT ACT / CITY PLANNING POLICIES.

HOUSING CAPACITY AS PERCENT OF 2001 – 2022 HOUSING TARGETS



In East King County over 50% of residential capacity and 80% of multifamily capacity is in mixed use zones.

CREATION OF AFFORDABLE HOUSING 1993 -2005

City	Low Income				Moderate Income			
	Direct Assist-ance	Land Use Incent-ives*	Market ***	Sub Total	Direct Assist-ance	Land Use Incentives *	Market ***	SubTotal
Bellevue	780	0	8	788	571	313	732	1,616
Bothell	77	0	0	77	61	2	637	700
Clyde Hill	1	0	0	1	0.8	1	0	1.8
Hunts Point	0	0	0	0	0	0	0	0
Issaquah	114	0	0	114	1	126	133	280
Kenmore	65	0	0	65	26	19	51	146
Kirkland	116	0	43	159	11	95	158	264
Medina	0.9	0	0	0.9	0.1	0	0	1
Mercer Island	54	0	0	54	2	174	10	186
Newcastle	15	0	0	15	1	9	0	15
Redmond	284	1	0	285	376	52	239	667
Sammamish	0	0	0	0	0	0	0	0
Woodinville	69	0	0	69	1	33	3	83
Yarrow Point	0.2	0	0	0.2	0	0	0	0.2
TOTAL	1,576	1	51	1,628	1,051	824	1,963	3,503
TOTAL UNITS	5,466							

CITY STRATEGIES/TOOLS

∞ DIRECT ASSISTANCE

- LOCAL FUNDING
- SURPLUS LAND

∞ LAND USE INCENTIVE

- DENSITY BONUS/ HEIGHT INCREASE

∞ LAND USE REGULATIONS

- VARIETY OF HOUSING

CITY STRATEGIES/TOOLS

Ω DIRECT ASSISTANCE

- **FUNDING ASSISTANCE**
 - General Funds / CDBG
 - Grants / Loans
- **FEE WAIVERS**
- **SURPLUS LAND**

DIRECT ASSISTANCE LOCAL FUNDING VIA ARCH TRUST FUND

PROJECTS FUNDED 1993 - 2007

<u>Housing Type</u>	<u># Units/Beds</u>	<u>Funding</u>
Family	1,669	\$13,447,500
Senior	417	\$ 4,631,200
Transitional	113	\$ 3,086,800
Special Needs	115	\$ 1,953,500
TOTAL	2,314	\$23,199,000*

* Leveraged over \$200 million in total project cost

SPECIAL NEEDS HOUSING



DD Group Home
(Residence East)
Bellevue

ARBOR HOUSE
(Friends of Youth):
Bothell



TRANSITIONAL HOUSING



EHA - Avondale Park
Redmond



Harrington House
(CCS/AHA) Bellevue



Hopelink
Bellevue

SENIOR HOUSING

Washington Court
(Assisted Living):
Bellevue

Cambridge Court
(Independent Living)
Bellevue



FAMILY RENTAL New Construction

Easternwood (LATCH) - Bothell



Highland Garden (St. Andrews) - Klahanie

FAMILY Preservation

Plum Court (DASH) - Kirkland



Terrace Hills (St. Andrews) - Redmond



Avon Villa (MHCP) - Redmond

SECTION 8 PRESERVATION

Wildwood
(DASH) : Bellevue



Parkway
(KC Housing Authority): Redmond

OWNERSHIP Below Market Rate

Habitat for Humanity of East King County -
Newcastle & Redmond



CITY STRATEGIES/TOOLS

∞ LAND USE INCENTIVES

- DENSITY BONUSES
- LAND USE FLEXIBILITY
 - (e.g. FAR, height increases, parking modifications)

LAND USE INCENTIVE Rezone/ Density Bonus



Meadows at Marymoor
(Redmond)



Lakeview Commons
(Kirkland)

LAND USE INCENTIVE Downtown Area/Rezoning



Frazer Court, Redmond

The Plaza on State,
Kirkland



CITY STRATEGIES/TOOLS

Ω LAND USE REGULATIONS

- MIXED USE
- SENIOR HOUSING REGULATIONS
- PRD/ DENSITY AVERAGING
- ACCESSORY DWELLING UNITS
- COTTAGE HOUSING
- SMALL LOT / MULTIPLEX
- COMBINING SEVERAL STRATEGIES

CITY STRATEGIES/TOOLS

Ω LAND USE REGULATIONS

- MIXED USE

MIXED USE



Frazer Court,
Redmond

Lionsgate, Redmond



CITY STRATEGIES/TOOLS

Ω LAND USE REGULATIONS

- MIXED USE
- SENIOR HOUSING REGULATIONS

SENIOR HOUSING REGULATIONS

Emerald Heights, Redmond



Redmond

Retirement Residences

In R-4/R-6 zones allow 3X density if:

- 25% affordable at 80% median
- 10% - 25% of units licensed assisted living.
- Comply with development standards of zone.

CITY STRATEGIES/TOOLS

Ω LAND USE REGULATIONS

- MIXED USE
- SENIOR HOUSING REGULATIONS
- PRD/ DENSITY AVERAGING

PRD/DENSITY AVERAGING



Cambridge Senior Apts: Bellevue



Yarrow Point PUD
Kirkland

CITY STRATEGIES/TOOLS

Ω LAND USE REGULATIONS

- MIXED USE
- SENIOR HOUSING REGULATIONS
- PRD/ DENSITY AVERAGING
- ACCESSORY DWELLING UNITS

ACCESSORY DWELLING UNITS (ADU's)



CITY STRATEGIES/TOOLS

Ω LAND USE REGULATIONS

- MIXED USE
- SENIOR HOUSING REGULATIONS
- PRD/ DENSITY AVERAGING
- ACCESSORY DWELLING UNITS
- COTTAGE HOUSING

COTTAGE HOUSING

Conover Commons (Redmond)



CITY STRATEGIES/TOOLS

Ω LAND USE REGULATIONS

- MIXED USE
- SENIOR HOUSING REGULATIONS
- PRD/ DENSITY AVERAGING
- ACCESSORY DWELLING UNITS
- COTTAGE HOUSING
- ZERO-LOT LINE /SMALL LOT / MULTIPLEX

SMALL LOT



Issaquah Highlands

Bellingham



MULTIPLY

Malden Court, Seattle



Silverleaf, Bellevue
(Duplex)

Malden Court,
Seattle (2 4-plexes)

MULTIPLEX



Woodbridge, Redmond
(Tri-plex)



Education Hill, Redmond
(Duplex)

Comprehensive Plan Update 2004

∞ Major Issues Explored

- **Increasing Housing Production through incentives and regulation**
 - Higher density near employment centers
 - Evaluate parking needs in multi-family developments
 - Look at setback and design standards to allow greater flexibility
- **Affordability incentive programs**
 - Density bonuses, expedited permit review
- **Incentives for innovation**
 - Cottages, ADU's, duplexes, size limited structures

Comprehensive Plan Update Public Input

⌚ Redmond Design Day

- **Choices**
 - Greater Variety in new housing to provide choices for people of various ages and incomes
 - Important for people to be able to stay in the community throughout their lives
 - Cottages
 - ADU's
 - Affordable homes
 - More housing downtown (including the downtown park and ride)
- **Concentration**
 - Increased residential density OK if well designed and fit with surrounding area

Comprehensive Plan Update Public Input

⌚ Neighborhood Plans

- **Willows/Rose Hill and Grasslawn Updates**
 - Cottages
 - Affordability as percent of all new housing
 - Duplex, Tri-plex, four-plex permitted
- **Education Hill and North Redmond**
 - Backyard Homes
 - Cottages
 - Affordability

COMBINING STRATEGIES

'Coastguard' Site, Redmond



- Entry level market rate ownership housing
- Lower income ownership housing (Habitat)
- Transitional and Shelter housing
- Neighborhood Park
- City Fee Waivers
- Funding from 5 cities, County, State
- Surplus Federal Land

COMBINING STRATEGIES

'Coastguard Site, Redmond



Avondale Park



QUESTIONS

Question 1 - Do you think the current design regulations (e.g. height, FAR, lot coverage, setbacks) are working?

Question 2- Should the updated neighborhood plan include provisions to encourage affordable housing?

Question 3 - Would you like to see innovative housing (small lot or cottage) and more diverse forms of housing in your neighborhood?